



**Petition Number:** 2311-DDP-30

**Project Name:** Westfield Washington Schools Tennis Facility

**Subject Site Address:** 17695 and 17655 Shamrock Blvd. (collectively, the “Property”)

**Petitioner:** Westfield Washington Schools

**Representative:** Church, Church, Hittle & Antrim

**Request:** Detailed Development Plan approval for a proposed school operated tennis facility on 3.83 acres +/-.

**Current Zoning:** The Junction Planned Unit Development (PUD) and the Single-family Medium Density (SF-3) Zoning Districts.

**Current Land Use:** Vacant, Vehicular Parking Area

**Approximate Acreage:** 3.83 acres+/-

**Property History:** 1406-PUD-09 PUD District ([Ord. 14-22](#)) (07/14/14), as amended  
1507-SPP-16 Primary Plat (07/20/15)

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Architectural Elevations

**Staff Reviewer:** Weston Rogers, Senior Associate Planner

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## **BACKGROUND**

The subject Property is 3.83 acres +/- in size and located at 17695 and 17655 Shamrock Blvd. The Property is zoned the following classifications – 17695 (northern portion of the Property) is zoned SF3: Single-family Medium Density District (the “SF3 District”) and 17655 (southern portion of the Property) is zoned The Junction Planned Unit Development District (the “Junction PUD District”).

The Property was developed in the early 1960’s as baseball diamonds serving Westfield Washington Schools. In 1977 the establishment of The Westfield-Washington Township Comprehensive Zoning Ordinance classified the Property as SF3. Over time, a variety Open Space recreational land uses and supporting Accessory Uses, such as a Vehicular Parking Area, have been located on the Property to serve Westfield Washington Schools.

In 2014, 17655 (the southern portion of the Property) was re-zoned to the Junction PUD and later amended in 2015 to permit the development of Riverview Hospital. However, 17655 has remained undeveloped since the Junction PUD was adopted in 2015.

In 2019, 17695 (the northern portion of the Property) was developed as a Vehicular Parking Area.

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## **DEVELOPMENT PLAN**

*(Article 10.7(G) of the UDO)*

### **The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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## **DEVELOPMENT PLAN REVIEW**

*(Article 10.7(E) of the UDO)*

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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## **DISTRICT STANDARDS**

*Junction PUD Ordinance, as amended; Article 4.16 (GB District); and Article 4.6 (SF3 District)*

**The plans comply.**

### **22) Permitted Land Uses**

### **23) North Property (17695 Shamrock Blvd.)**

*SF-3 Zoning District*

Minimum Lot Area: 12,000 square feet

Minimum Lot Frontage: 50 feet

Minimum Building Setback Lines:

a) Front Yard: 20 feet

b) Side Yard: 10 feet

c) Rear Yard: 30 feet

Minimum Lot Width: 80 feet

Maximum Building Height: 25 feet

24) South Property (17655 Shamrock Blvd.)

*Junction PUD District*

Minimum Lot Area: No minimum

Minimum Lot Frontage: 80 feet

Minimum Building Setback Lines:

a) Front Yard: No minimum (pursuant to Ord. 14-22)

b) Side Yard: No minimum (pursuant to Ord. 14-22)

c) Rear Yard: No minimum (pursuant to Ord. 14-22)

Minimum Lot Width: No minimum

Maximum Building Height: No maximum (pursuant to Ord. 14-22)

Minimum Building Height: Five (5) stories for Primary Building (ancillary extensions shall be a minimum two (2) stories (pursuant to Ord. 15-41)

Minimum Building Size: No minimum

Concept Plan (Section 4.1 of Ord. 15-41): The Real Estate shall be developed in substantial compliance with Exhibit B (Ord. 15-41)

Character and Quality (Section 4.2 of Ord. 15-41): Intended quality of structures to be constructed is incorporated as Exhibit C (Ord. 15-41)

Usable Outdoor Public and/or Semi-public Spaces (Section 5.5 of Ord. 14-22): These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.

Public Art (Section 5.6 of Ord. 14-22): At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

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**DEVELOPMENT STANDARDS**

*(Chapter 6 of UDO)*

**The plans comply.**

25) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

b) Trash Enclosures (Section 4.1(D) of Ord. 14-22): Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

## 26) Architectural Standards

### North Property (17695 Shamrock Blvd.) Article 6.3(D)

#### *SF-3 Zoning District*

##### Single-family Districts (Nonresidential Uses):

- All nonresidential Uses in a Single-family District shall comply with the following:
  - Building Orientation:
    - No loading spaces or loading docks shall be permitted to face a Street.
    - Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier of a minimum height of six (6) feet.
  - Building Materials:
    - In order to ensure compatibility of nonresidential Uses with surrounding residential Uses in Residential Districts, all nonresidential Uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

### South Property (17655 Shamrock Blvd.)

#### *Junction PUD District*

## 27) Building Standards (Article 6.4)

## 28) Fence Standards (Article 6.5)

- A) Applicability: These standards shall apply to all Zoning Districts.
- B) Location: Fences may be built directly along Lot Lines; however, fences shall not encroach into the Right-of-way, nor into easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).
- C) Height Limitations:
  - a. Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.
  - b. Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.
  - c. Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.
  - d. Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.



- e. Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.
- f. Fences for Agricultural Uses shall not be subject to height limitations.
- D) Opaque Fences: Fences shall be installed so the finished side of the fence is facing outward (e.g., toward the Lot Line). Fences on a Lot Line in which two (2) or more Property Owners share in the expense of the fence shall not be subject to this provision.
- E) Outdoor Screening: Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.
- F) Vision Clearance: Fences shall comply with Article 6.19 Vision Clearance Standards.
- G) Declaration of Covenants: Property Owners are advised to refer to their Subdivision's Declaration of Covenants and Restrictions, if applicable, which may impose greater restrictions than are found herein.

29) Height Standards (Article 6.6)

30) Landscaping Standards (Article 6.8, as modified by Section 4.3 of Ord. 14-22 and Section 3.3 of Ord. 15-41):

- a) Content of Landscape Plan (Article 6.8(C))
- b) General Landscaping Design Standards (Article 6.8(G))
- c) General Screening Standards (Article 6.8(H))
- d) Minimum Lot Landscaping Requirements (Article 6.8(K))

|                               | <u>Required</u>         | <u>Provided</u> | <u>Deficient</u> |
|-------------------------------|-------------------------|-----------------|------------------|
| Shade Trees                   | 2 per acre<br>8 total   | 12              | 0                |
| Ornamental or Evergreen Trees | 3 per acre<br>12 total  | 20              | 0                |
| Shrubs                        | 10 per acre<br>34 total | 34+             | 0                |

- e) Foundation Plantings (Article 6.8(L)):
  - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.
  - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
  - iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.

|                                     | Façade Length<br>(approximate) | Shrubs<br><u>Required</u>           | Shrubs<br><u>Provided</u> | <u>Deficient</u> |
|-------------------------------------|--------------------------------|-------------------------------------|---------------------------|------------------|
| West Bldg. Façade<br>(front facade) | 62 feet                        | 1 per 12 feet<br>(6 total required) | 6                         | 0                |

|                                     | Fence Length<br>(approximate) | Shrubs<br><u>Required</u>            | Shrubs<br><u>Provided</u> | <u>Deficient</u> |
|-------------------------------------|-------------------------------|--------------------------------------|---------------------------|------------------|
| West Bldg. Façade<br>(front facade) | 1,670 feet                    | 1 per 40 feet<br>(42 total required) | 0                         | 42               |

f) External Street Frontage Landscaping (Article 6.8(M))

g) Buffer Yard Requirements (Article 6.8(N)) & Ord. 14-22 Article 4.3

North Property (17695 Shamrock Blvd.)

Institutional land uses adjacent to SF-3 Residential uses require a “Type B” landscape buffer to be installed between the adjoining properties.

“Type B” landscape buffers require a 40’ width, 4 Shade Trees / 100 LF, 4 Evergreen Trees / 100 LF, and 10 Shrubs / 100 LF, and 4’ tall undulating mound for at least 60% of the length of the shared Lot Line.

| <b>“North Property” (17695 Shamrock Blvd.)</b><br><b>East Property Line = 210 LF</b> |                           |                   |                   |
|--|---------------------------|-------------------|-------------------|
| <i>Article 6.8(N)</i>  | <u>Required</u>           | <u>Provided</u>   | <u>Deficient</u>  |
| 40’ width buffer yard  | 40’ minimum width         | 40’ width         | 0’                |
| 4 Shade Trees / 100 LF   | 9 Shade Trees             | 9 Shade Trees     | 0 Shade Trees     |
| 4 Evergreen Trees / 100 LF   | 9 Evergreen Trees         | 9 Evergreen Trees | 0 Evergreen Trees |
| 10 Shrubs / 100 LF   | 21 Shrubs                 | 21 Shrubs         | 0 Shrubs          |
| 4’ tall undulating mound for at least 60% of the length of the shared Lot Line       | 4’ mound as noted per UDO | 4’ mound          | -                 |

South Property (17655 Shamrock Blvd.)

Ordinance 14-22 Article 4.3 notes a minimum 15’ width landscape buffer yard shall be provided along the east property line of 17655 Shamrock Blvd.

Ordinance 14-22 Exhibit D “Landscape Buffering Exhibits – Overview” notes a minimum of spacing of 18’ O.C. within the voids of the screen wall along the east property line of 17655 Shamrock Blvd.

In addition, Ordinance 14-22 Article 4.3 notes one (1) shrub per every three (3) feet shall be installed on the eastern side of such proposed masonry wall. A minimum of two (2) shrub varieties shall be used.

| <b>“South Property” (17655 Shamrock Blvd.)<br/>East Property Line = 456 LF</b> |                    |                    |                   |
|--|--------------------|--------------------|-------------------|
| <i>Ord. 14-22</i>  | <u>Required</u>    | <u>Provided</u>    | <u>Deficient</u>  |
| 15' width buffer yard  | 15' minimum width  | 15' width          | 0'                |
| 15 Evergreen Trees   | 10 Evergreen Trees | 10 Evergreen Trees | 0 Evergreen Trees |
| 1 Shrub / 3 LF of proposed masonry wall(s) (234 LF total)                      | 78 Shrubs          | 78+ Shrubs         | 0 Shrubs          |

h) Parking Area Landscape (Article 6.8(O))

*Interior Parking Area Landscape*

- Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:
- 5-24 spaces = 5% of Parking Area to be islands

| <b>Parking Area Landscape</b>                          |  |                 |                  |
|--|--|-----------------|------------------|
|  | <u>Required</u>                              | <u>Provided</u> | <u>Deficient</u> |
| 5-24 parking spaces = 5% of Parking Area to be islands | 5% of Parking Area<br>(2,700 * .05) = 135 SF | 1,053 SF        | 0 SF             |

*Interior Parking Area Islands*

- Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

*Perimeter Parking Area Landscape*

- Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within:
  - o an Established Front Yard
  - o a required Yard;
  - o twenty (20) feet of a Lot Line or Right-of-way line.
- Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
  - o A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
  - o A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
  - o Grass or other permitted Groundcover for areas not planted with trees or shrubs.

| Perimeter Parking Area Landscape         |                         |                 |                  |
|--|-------------------------|-----------------|------------------|
|  | <u>Required</u>         | <u>Provided</u> | <u>Deficient</u> |
| 1 tree / 30 LF of Perimeter Parking Area | $(60' / 30) = 2$ trees  | 0 trees         | 0 trees          |
| 1 shrubs / 3 LF                          | $(60' / 3) = 20$ shrubs | 20+ Shrubs      | 0 shrubs         |
| Minimum 5' width                         | 5' width                | 5' width        | -                |

### 31) Lighting Standards (Article 6.9)

#### a) General Lighting Standards

- i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- v) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

#### b) Multi-family Residential, Business and Industrial Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- ii) Light meter readings shall not exceed:
  - (1) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or
  - (2) one (1.0) foot-candle at all other Lot Lines.
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- vii) No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

c) Ord. 14-22 requires following additional restrictions:

- (1) Uniformity: All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.
- (2) Decorative Fixtures: Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- (3) Full Cut-Off Fixtures: With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

32) Lot Standards (Article 6.10)

33) Outside Storage and Display (Article 6.12)

34) Outdoor Café and Eating Areas (Article 6.13)

35) Parking and Loading Standards (Article 6.14)

36) Performance Standards (Article 6.15)

37) Setback Standards (Article 6.16)

38) Sign Standards (Article 6.17)

39) Vision Clearance Standards (Article 6.19)

a) Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

- i) Forty (40) feet from intersections of Collectors or Local Streets.
- ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- iii) Ten (10) feet from intersections of Driveways or Alleys.
- iv) Twenty-five (25) feet from intersections of Private Streets.

40) Yard Standards (Article 6.21)

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## **DESIGN STANDARDS**

### *Chapter 8 of UDO*

#### **The plans comply.**

41) Easement Standards (Article 8.3)

42) Pedestrian Network Standards (Article 8.7)

43) Pedestrian and Bicycle Accessibility (Section 4.1(C) of Ord. 14-22)



- a) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- b) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- c) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

44) Street and Right-of-Way Standards (Article 8.9)

45) Surety Standards (Article 8.12)

46) Utility Standards (Article 8.13)

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#### **DEPARTMENT COMMENTS**

1) **The plans as presented comply with the applicable zoning ordinances.**

2) **Action: Approve Detailed Development Plan 2311-DDP-30 with the following condition:**

- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**

If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov)